

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION MEETING**

Wednesday, January 15, 2014

6:00 p.m.

**Cottonwood Heights City Council Room
1265 East Fort Union Boulevard, Suite 300
Cottonwood Heights, Utah**

ATTENDANCE

Planning Commission Members:

Perry Bolyard
James Jones
Gordon Walker
Paxton Guymon
Jeremy Lapin
Janet Janke

City Staff:

Brian Berndt, Community/Economic Dev. Director
Mike Johnson, Associate Planner
Shane Topham, City Attorney

Excused:

Dennis Peters
Lindsay Holt-Tofte

Others Present:

Youth City Council Representative Bri Bergman, Chris McCandless, Kris Mateus, Michelle Koch, Lori Hammand, Scott Montgomery, Lisa Miranda, Alona Holm, Sylvia Brown, Charles Moore, R.F. Saurer, S. Andersen, R. Winslow, J. Merrill, Ron Johnson, Julie Johnson, Terry Beckstead, Tom Kessler, Woody Noxon, Kim Stojack, James Stojack, D. Gross, M. Tuckett, J. Kennington, Walter Klint, D. Omana, B. O'Meara, Mark Machlis, Richard Schultz, Leslie Carmen, Carolyn Wold

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGEMENTS

Chair Perry Bolyard called the meeting to order at 6:00 p.m.

2.0 CITIZEN COMMENTS

There were no public comments.

3.0 PUBLIC HEARINGS

3.1 **(Project #CU 13-011) Public Comment on a request from Kenny Nichols, Think Architecture, for conditional use approval for a proposed administrative, professional office building over 10,000 square feet, a public parking garage, and a master development plan/site plan for a new mixed use project on 10.89 acres located at 7359 South Wasatch Boulevard (south of Fort Union Boulevard)**

Community and Economic Development Director, Brian Berndt, described the proposed request as stated in the staff report and discussed surrounding properties and current zoning details. The overall property measures just less than 12.0 acres and each of the four elevations were presented. It was confirmed that the entry level of the building is not counted as a story for purposes of the height restriction and the entire underground parking will be constructed as part of the first proposed office building.

Chris McCandless, Managing Member of Canyon Center Capital LLC, reported that parking is of major concern and alternative solutions were discussed. As the project moves forward, the developer is taking into consideration the fact that they would like to create more open space than what is required with regard to the City's code and ordinances. Plan details were presented.

Mr. McCandless addressed a letter the developer received from the CH Voters group and Mark Machlis, and explained that they are not asking for extra stories, as they are dealing specifically with the existing Code as stated. He also indicated that to his knowledge the only money that generates tax increment for the project is based on the developer's investment increasing the value of the property and the property tax assessment using those funds to pay for public improvements. He noted that this is the largest conditional use permit application the developer has been asked to submit, largely due to it being so heavily scrutinized.

Kenny Nichols, Project Architect with Think Architecture, stated that they want to create a resort-feel to the project. Stone was described as the unifying theme of the project and specifics of the plan were described.

John Maas, Landscape Designer with Think Architecture, presented the landscape design for the proposed project and provided details of the project.

Chair Bolyard opened the public hearing.

Charles Moore expressed his approval for the proposed project and believes it will greatly enhance the community and surrounding properties.

Tom Kesler expressed concern with increased traffic.

Leslie Carmen expressed concerned with additional noise and her view being potentially blocked.

Bart Davies expressed opposition to the parking issues the project may create.

Woody Noxon is of the understanding that the proposed heights are too great and will have an adverse impact on the surrounding neighborhoods.

Mark Machlis shared concern regarding height restrictions and the conditional use process. In general, he expressed approval for the project, but emphasized that the process must be fair.

Sylvia Bennion stated that although she approves of the design of the proposed project, her opposition is with the height of the structure.

Bob Robinson questions the tax increment and financing of the project.

John Kennington hopes the zoning is not relaxed in order to accommodate the height of the proposed project.

Chris Mataes shared opposition to the height and the first story of the building not being considered an actual story.

Jeff Chatilane expressed concern regarding traffic in his neighborhood and questions the ownership of Canyon Center Parkway road.

Mr. Berndt reported that the City is in the final stages of acquiring the easement.

Michelle Kach stated that she and her family are looking forward to the development and approve of the proposal.

There were no further comments. The public hearing was closed.

Mr. McCandless confirmed that lighting issues are the responsibility of UDOT. He also agrees that Canyon Racquet Drive is in need of modifications. He explained that it is, in fact, a public right-of-way and they are committed to not impact it any further by trying to accommodate a secondary access. Bus routing was detailed.

4.0 ACTION ITEMS

4.1 Approval of November 6, 2013 and December 4, 2013 Minutes

Motion: Commissioner Walker moved to approve the minutes of November 6, 2013. The motion was seconded by Commissioner Jones and passed unanimously on a roll call vote.

Approval of the minutes of December 4, 2013, was continued.

4.2 Action to Elect a New Chair

Chair Bolyard stated that he has served two terms with his second about to expire. It would be necessary for a new Chair to be elected.

Motion: Commissioner Guymon moved to nominate Commissioner Walker as Chair. The motion was seconded by Commissioner Janke and passed unanimously on a roll call vote.

5.0 ADJOURNMENT

Motion: Commissioner Guymon moved to adjourn. The motion was seconded by Commissioner Janke and passed unanimously on a voice vote.

The Planning Commission meeting adjourned at 7:26 p.m.

Minutes approved: 02/19/2014